

LAKE COUNTY ZONING BOARD

February 2, 2005

AGENDA

The Lake County Zoning Board will hold a public hearing at 9:00 a.m., **on Wednesday, February 2, 2005**, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board are will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on Tuesday, February 22, 2005, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill, Chairman	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Vice-Chairman	District 4
Mr. Welton G. Cadwell	District 5

ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	

COUNTY REPRESENTATIVES

Mr. William "Bill" Neron, County Manager
Mr. Sanford A. Minkoff, County Attorney

GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Mr. Gregg Welstead, Director, Department of Growth Management
Mr. Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division
Mr. John Kruse, Senior Planner, Planning & Development Services
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services
Ms. Shannon Suffron, Senior Planner, Planning & Development Services Division
Ms. Jennifer Dubois, Planner, Planning & Development Services
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD
February 2, 2005
AND
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
February 22, 2005

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
PH#5-05-3	John Nelson / Nelson Family Trust Charlie Johnson Buildiners	1	#10-05-Z
CUP#05/2/2-5	William & Anna Rhodes	2	#19-05-CUP
PH#15-05-4	Rouselle & Dorothy Sutton Jack Spillane, Dennis Benbow Natalie Windsor & Barn, LLP / Cecelia Bonifay, Esq	3	#18-05-TDR/Z
PH#13-05-1	ACA Academy, Pat Armentano Steven J. Richey, P.A.	4	#1-05-CFD
CUP#05/2/1-2	Mohan & Dora Sawh	5	#20-05-CUP
MSP#05/1/1-3	Hurley Peat Extraction Ted Wicks, Wicks Consulting Services	6	#15-05-MSP
MSP#05/2/1-3	C&C Peat Co., Inc. Chryl Ellinor, LPG Environmental & Permitting Services	7	#16-05-MSP/AMD

TRACKING NO.: #10-05-Z

CASE NO: PH#5-05-3

AGENDA NO: # 1

OWNER: John Nelson / Nelson Family Trust

APPLICANT: Charlie Johnson Builders

GENERAL LOCATION: Tavares area – Property lying N'ly of the intersection of Lakeshore Drive and Lake Ave on the W side of Lake Avenue and S of Alfred Street / Old US Hwy 441. (27-19-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for rezoning from R-1 (Rural Residential) to R-2 (Estate Residential) for residential subdivision.

EXISTING ZONING: R-1

SIZE OF PARCEL: 40 +/-acres

FUTURE LAND USE: Urban

TRACKING NO.: #19-05-CUP

CASE NO: CUP#05/2/2-5

AGENDA NO: #2

OWNER: William and Anna Rhodes

GENERAL LOCATION: Dona Vista / Umatilla area – Property located at the NW corner of CR 450A (Willis V McCall Rd) and CR 44A. (20-18-27)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for a CUP in A (Agriculture) for a beekeeping operation.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 13.79 +/- acres

FUTURE LAND USE: Suburban

TRACKING NO.: #18-05-TDR/Z

CASE NO: PH#15-05-4

AGENDA NO: #3

OWNER: Natile Windsor

General Location: **Property A:** (Sec 2/3 Twp. 18S Rge 29E) Pine Lakes / Pine Hills – Property located approximately 1 mile E of CR 44.

Request: Rezone from A (Agriculture) to A-1-20 and transfer 20 of the available 22 dwelling units to the Receiving Area parcel, with the subject parcel retaining 2 units for development.

FUTURE LAND USE: Wekiva Protection Area A-1-20

General Location: **Property B:** (Sec 15/21 Twp. 18S Rge. 28E) – Cassia / Lake Norris area – property located approximately 3-1/2 miles N of CR 44A, approx. 1-1/2 mile E of Lake Norris Rd, and approx. 2-1/2 miles S of Maggie Jones Rd.;

Request: Rezone from A (Agriculture) to A-1-40 and transfer 40 of the available 47 dwelling units to the receiving area parcel, with the subject parcel retaining 7 units for development.

FUTURE LAND USE: Wekiva Protection Area A-1-40

General Location: **Property C:** (Sec 23/25/26/35/36 Twp. 18S Rge. 28E) Property located in Mt Plymouth Area, S'ly of SR 46 and CR 46A approx. 4 miles E of CR 437.

Request: Rezone from A (Agriculture) to A-1-20 and A-1-40 and transfer 266 of the available 326 dwelling units to the receiving area parcel, with the subject parcel retaining 60 units for development.

FUTURE LAND USE: Wekiva Protection Area A-1-20 and A-1-40

General Location: **Property D / Receiving Area:** (Sec 28/33 Twp. 19S Rge. 28E) – Property located E'ly of Duxbury Ave and S'ly of SR 46 and just N of Orange County line.

Request: Rezone from R-1 (Rural Residential) to R-6 (Urban Residential) and receive a total of 326 development rights, which have been transferred from Sending Areas A, B and C.

FUTURE LAND USE: Urban Compact Node – Not Wekiva

TRACKING NO.: #1-05-CFD

CASE NO: PH#13-05-1

AGENDA NO: #4

OWNER: Pat Armentano, ACA Academy

REPRESENTATIVE: Steven J. Richey, P.A.

GENERAL LOCATION: Fruitland Park area – Property lying N of Spring Lake Rd, directly N of Piney Woods subdivision and E of Spring Lake Pines subdivision, approx. 3/4 miles W of S Hwy 441/27. (32/33-18-24)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for revocation of A + CUP#294-1 & CUP#294A-1 and rezone from Agriculture to CFD (Community Facility District) to allow for the continued uses permitted under the conditional use permit for a cheerleading camp and expanded uses to include memorial programs, adult and juvenile retreats, patriotic retreats, wedding receptions, worship services, daycare, tutoring and outdoor theatre, etc.

EXISTING ZONING: Agriculture + CUP294-1 and CUP#294A-1

| **SIZE OF PARCEL:** 95+/[acres](#)

FUTURE LAND USE: Urban Expansion & Urban

TRACKING NO.: #20-05-CUP

CASE NO: CUP#05/2/1-2

AGENDA NO: #5

OWNER: Mohan & Dora Sawh

GENERAL LOCATION: South Lake County / Green Swamp Area – Property located E of SR 33 and N of Edgewood Boys Ranch Road. (8-23-25)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for a CUP in A (Agriculture) for a chicken farm.

EXISTING ZONING: A (Agriculture)

SIZE OF PARCEL: 3+/acres

FUTURE LAND USE: Green Swamp Area of Critical State Concern (GSACSC) - Transitional

TRACKING NO.: #15-05-MSP

CASE NO: MSP#05/1/1-3

AGENDA NO: #6

OWNER: Doris H. Hurley, et al

GENERAL LOCATION: Lake Jem area – Property located S of CR 448 and W'ly of CR 448A and N of CR 48, and E of Apopka Beauclair Canal. (13/14/23/24-20-26)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request for an MSP (Mining Site Plan) in Agriculture to allow for extraction and processing of peat.

EXISTING ZONING: Agriculture

SIZE OF PARCEL: 372 +/-acres

FUTURE LAND USE: Rural

TRACKING NO.: #16-05-MSP/AMD

CASE NO: MSP#05/2/1-3

AGENDA NO: #7

OWNER: C&C Peat Company, Inc.

REPRESENTATIVE: Chryl Ellinor, LPG Environmental & Permitting Services

GENERAL LOCATION: Mascotte area – Property located approximately 2 miles W of SR 33 and N'ly of Tuscanooga Road and E and W of Honeycutt Road and S of Austin Merritt Rd. (Secs. 28/29/30/32/33 & 34 Twp. 21S Rge 24E)

APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION: A request to amend MSP Ord #2000-16 to add 80.11 acres to the existing Sand Mining Operation and permitted for a period of ten years, expiring in 2015, to ensure time to complete the excavation and associated reclamation as proposed.

EXISTING ZONING: MSP

SIZE OF PARCEL: 1,987.30 +/-acres

FUTURE LAND USE: Rural